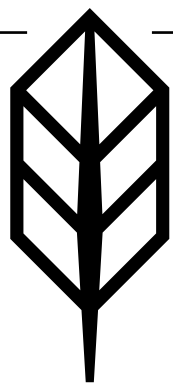


JUST IN!
\$150,000 Gift for Biltmore Village Recovery

We are so excited to announce a new grant program for Biltmore Village. Thanks to a very generous anonymous gift of \$150,000, we will be awarding 6 grants for \$25,000 each to businesses in Biltmore Village working to rehabilitate after Helene.

The progress in Biltmore Village over the last year has been incredible and we are proud to be part of that recovery. For more information about this program visit: psabc.org/preservation-grants.

'TIS THE GIVING SEASON



Pebbledash

PRESERVATION
SOCIETY OF
ASHEVILLE
AND BUNCOMBE CO.

A PUBLICATION OF THE PRESERVATION SOCIETY OF ASHEVILLE AND BUNCOMBE COUNTY

FALL 2025

GRAIL STREET PROJECT UPDATE

\$250,000

IN SUPPORT FROM THE CITY OF ASHEVILLE!

In January 2021, PSABC staff learned that two properties in the historic East End/Valley Street neighborhood were under threat. Cappadocia Church on Max Street, the residence at 32 Grail Street, along with two adjacent vacant lots were purchased by a developer who intended to demolish the church and house and use the four lots for a multi-family infill project. When we learned of these plans, PSABC staff reached out to the developer. They were willing to sell the church and existing residence to the Preservation Society for rehabilitation, on the condition that they could retain the vacant lots for infill development. PSABC purchased 32 Grail and Cappadocia in January 2022.

Quickly we brought our general contractor, John Olup of Reems Creek Construction and Restoration, onto the project. The house needed a new roof, extensive foundation repairs, and new electric, plumbing and HVAC. The original hardwood floors were refinished, the porches were rebuilt and the kitchens and bathrooms were updated. The aluminum siding was removed to reveal the original wood siding which was repaired and repainted.

Our goal was to do preservation work in historically Black neighborhoods without adding to the issue of gentrification. By reha-

bilitating the house and then partnering with the Asheville-Buncombe Community Land Trust (ABCLT), this home in the historic East End/Valley Street neighborhood will be permanently preserved and deeply affordable for the next 99 years. In order to make our partnership with the ABCLT successful, we needed additional funding to bridge the gap.

In July 2025, Asheville City Council voted unanimously to approve \$250,000 in funding for the Asheville-Buncombe Community Land Trust. These funds will go toward the ABCLT purchasing two properties, including the recently completed rehabilitation project at 32 Grail Street. The support from the City has made it possible for this partnership to move forward and hopefully sets us up for future partnerships as well.

The house is now under contract to be purchased by ABCLT! ☺

Learn more about the incredible history of this home here:



This home in the historic East End/Valley Street neighborhood will be permanently preserved & deeply affordable for the next 99 years.



© Ryan Theede Photography

ANNOUNCING PSABC'S FLAGSHIP APPRENTICE PROGRAM

This fall, our Board of Directors approved PSABC's very first apprenticeship program! In partnership with My Daddy Taught Me That, Logan Restoration, and Reems Creek Construction and Restoration, this program will launch in early 2026.

Recognizing the need for historic preservation trades in Asheville's construction economy, PSABC staff began discussions with local organizations to explore the feasibility of a program of this kind.

We reached out to the staff at My Daddy Taught Me That (MDTMT), a youth development program in Asheville that supports young men through advocacy, education, and mentoring.

MDTMT has a well-established career training and professional development program in East End/Valley Street, the very same neighborhood where PSABC is actively working on the rehabilitation of Cappadocia Church. Apprentices for this program will train under John Olup of Reems Creek Construction and Restoration, and Michael Logan of Logan Restoration, to learn the specialized skills required to complete historic rehabilitation projects. MDTMT will also provide professional development such as interview training, resume and cover letter writing support, and OSHA training, in order to develop all skills required to help the apprentices succeed in securing full employment upon the completion of the program.

Our hope is that, by partnering with MDTMT through this program, there is the potential to expand and create a mentorship structure that could continue to serve young professionals from the community who are interested in training in much needed historic preservation trades. ☺

Going for Zero: A Q&A with Carl Elefante

Coined by Carl Elefante, "the greenest building is...one that is already built," is a familiar mantra for those at the intersection of preservation and sustainability. In 2025, Elefante who is a principal emeritus with Quinn Evans architects and past president of the American Institute of Architects, continued his groundbreaking work with the publication of *Going for Zero: Decarbonizing the Built Environment on the Path to Our Urban Future*. Informed by his decades of experience in architecture and preservation, the book delves into the ways in which buildings and cities can be a solution to the challenges faced by climate change.

Recently he spoke with National Trust Senior Policy Director Jim Lindberg about his new book and his ideas for how preservationists can help achieve a more sustainable, low-carbon future.



Carl Elefante. By Britney Yooung Photography.

You've been spending a lot of time on the road recently, talking about your new book. Tell us about the evolution of the book and why you decided to do it.

Elefante: It's very directly the book of my professional experience and my perspectives as they relate to the challenges of the 21st century, with climate change being the one that is most urgent. My book is about understanding the challenges of climate change, but also the opportunities in responding to climate change. To decarbonize, we need to retool everything about the built environment, not just our habitation, but also transportation, agriculture, and industry. I wanted to highlight the opportunities and possibilities that come with that process.

Where do old buildings fit into a future that will need to accommodate so many more people and provide more affordable housing?

Elefante: We've forgotten the lessons about affordability from thousands of years of cities. Jane Jacobs talked about the power of older buildings. Affordability is a function of having older buildings in our cities that have already been paid for. The construction cost and land purchase have already been amortized.

Why are older and historic buildings still being demolished?

Elefante: The economics and policies that drive real estate development are fundamentally broken. One dimension is zoning. New York City provides a telling example. About 20 years ago, the city upzoned the areas around Grand Central Station and Penn Station to create smart growth zones. The result is that 50-story buildings are being torn down to build 100-story buildings.

The theory was that somehow or another, this kind of development is going to help the city become more affordable. In reality, what gets built are towers for billionaires who visit the city for two weeks around New Year's Eve. We have to look at how zoning can encourage reuse and reinvestment in older buildings instead of their replacement.

Are there places where you see that kind of reinvestment happening?

Elefante: Toronto is an interesting place to look at despite having many problems like those in New York City. After World War II, Toronto built more than a thousand multi-story suburban apartment towers all around the city. Now those buildings are aging and in need of repair. In response, some architects in Toronto have begun a program to fix up these mid-century towers to keep them viable as affordable housing.

How can we make the case for reusing vernacular post-war structures that may not appear significant at first glance?

Elefante: This category of buildings still has value, including cultural value, even though many were not particularly great buildings even when first built. At Quinn Evans, we've converted some to residential use. Most often, these marginal mid-century buildings are stripped of their exterior cladding and gutted, keeping only the structural frame. In my book I defend even this radical approach to building reuse from a carbon standpoint as something that still has real climate benefits.

We've been working to make historic buildings more energy efficient for years. Now we also need to make the transition to carbon-free operations,

which means electrification. How does this impact preservation?

Elefante: When buildings are powered with electricity alone, and when only renewable power-sources are used, operational greenhouse gas emissions are reduced to zero, period. While better envelope performance is preferable, many of the so-called problems of traditional buildings become much less crucial. In fact, many of the so-called advantages of modern-era construction are misnomers.

We need to be advocates for the long-term value of building materials and systems.

Simplistic benefits, like glazing with a higher insulation rating, can look very different when viewed from a life-cycle perspective. I have learned firsthand the importance of traditional materials with long service-life and repairability over so-called maintenance-free materials that end up in the landfill in a matter of a few decades. Built heritage has much to teach about long-term value and performance.

You are known for coining the phrase "the greenest building is...one that is already built." How has this made an impact?

Elefante: That phrase was published in an article I wrote for the National Trust's Forum Journal in 2007. To this day that journal article is quoted every week literally around the world—in dissertations and professional journals.

continued on page 7

From the Executive Director



We did it – we made it through the one year anniversary of Helene. If you’re like me, the day came with much sadness, a bit of pride, lots of hope and a hard earned years’ worth of exhaustion. I’ve been honored to speak at local, regional and national conferences about PSABC’s response to the storm. That recognition has been uplifting for our whole team.

Our recovery efforts have changed from rapid response to long term work and planning. Thanks to the Marion Stedman Covington Foundation and the City of Asheville, we have now raised the funds necessary to nominate a more inclusive Biltmore Village National Register District, which will allow property owners to take advantage of rehabilitation tax credits as they continue to work on repairs. In conjunction with our new grant program (see the top of page 1), we hope to make a big impact on work being done there.

We are also in the early stages of exploring a full county survey of historic resources. The need for such a survey came into sharp focus after Helene when we found ourselves scrambling to document places that had been damaged.

The work is far from done and we are here for it, so please consider making a donation today to keep this momentum going!

As this year winds down, we have so much to be thankful for and even more to look forward to. Thank you to our members, supporters and volunteers for all you do to make the work we do possible. This year you came through with donations, helping hands and more hugs than I can count. We couldn’t do it without you!

2026 is our 50th anniversary and we are going to celebrate all year long! See you there!

Sincerely,
Jessie Landl, Executive Director

OUR WORK

- Preservation Grants to support preservation, education and designation projects.
- Preservation Easements and Advocacy to protect endangered properties.
- Technical Support for owners of historic properties.
- Hosting the Griffin Awards to recognize projects that have utilized a preservation ethic.
- Preservation Education Programs to inform the community about our shared history.

HOW YOU CAN SUPPORT PRESERVATION

- Become a member and receive valuable information about the history and preservation of Asheville & Buncombe County.
- Volunteer for PSABC and utilize your skills to increase the capacity of our preservation work.
- Donate a preservation easement on your historic property and confidently know that it will be permanently protected.
- Become a sponsor of our programming, including our series of Preservation Education Programs.
- Contact us to confidentially discuss your estate planning goals and how those goals can support historic preservation.

Special thanks to our members and sponsors who provide the financial support of our mission.

PSABC Board & Staff

BOARD OF DIRECTORS

- PRESIDENT
Josi Ward
- VICE PRESIDENT
Dale Slusser
- TREASURER
William Eakins
- SECRETARY
Betty Lawrence

- Katie Adams
Maria Delsasi
Tom Frank
Jonathan Helmken
Lauren Henry
Carol Hensley
Michael Logan
Kieta Osteen-Cochrane
Cate Scales
Lisa Thomson

STAFF

- EXECUTIVE DIRECTOR
Jessie Landl
- HISTORIC PRESERVATION SPECIALIST
Elisabeth Brown
- DIRECTOR OF DEVELOPMENT
Jamie Moody
- COMMUNICATION, EDUCATION
AND OUTREACH COORDINATOR
Catherine Amos
- OFFICE MANAGER
Amy Hornaday
- PRESERVATION MASCOT
Lillian



CAPPADOCIA PROJECT UPDATE

Construction is Underway at Cappadocia Church



Built in 1908, the cornerstone notes that the church was rebuilt in 1926. Sanborn maps show that the 1908 structure was wood. With no records of a fire or demolition, we always wondered if the wood structure might be inside the 1926 brick church – and it is!

Early work has uncovered extensive termite damage and other structural issues from decades of water intrusion. We are so thankful for our incredible

team, which includes General Contractor John Olup (Reems Creek Construction and Restoration), Architect Chip Howell (Native Forms Architecture), Structural Engineer Ed Medlock (Medlock & Associates Engineers) and Civil Engineer Nick Bowman (Davis CivilSolutions). For every challenge we have faced they have found solutions and our goal of giving this church another 100 years of life is starting to feel like a reality!

Thanks to the generous support of Dogwood Health Trust, the first phase of construction is funded. In this phase we hope to address all of the structural issues, replace the roof, and begin rehabilitation of the exterior. We are currently pursuing additional grant funding and fundraising for the next phases of construction.

Our long term goal for this project is deeply affordable apartments. Please reach out to jessie@psabc.org for more information or to support this project.



HISTORIC BOTTLES FOUND AT CAPPADOCIA!

During recent renovations at Cappadocia, our contractor, John Olup, found four glass bottles that he believed to be historic. Our volunteer archaeologist, Chelsea Freeland, cleaned the bottles using water and a mild detergent. Because none of the bottles had paper labels, corks or other stoppers, or powdered residue that may be dangerous, they were safe to rinse. Be sure not to scrub, submerge for too long, or use harsh chemicals because those can damage historic glass!



All four are machine-made bottles; they have raised embossed lettering and a distinct, vertical side mold seam that goes all the way up to the rim/lip. This dates all four bottles to at least 1900 or later. The shapes of the bottles point to a date range of c. 1920-1950, most likely in the 1940s.

Two of our bottles are from the Biltmore dairy. The intact bottle says, “PROPERTY OF BILTMORE FARMS” on the front; “PLEASE WASH AND RETURN THIS BOTTLE // ONE PINT LIQUID” on the back; and a maker’s mark on the bottom. The broken bottle says, “PURE JERSEY MILK // BILTMORE DAIRY” on the front; “TO BE WASHED AND RETURNED” on the back; and “T. MFG CO.” on the bottom for the Thatcher Manufacturing Company. It has a big shard missing at the top of the bottle and lip; there are also three circular gouges on the side – we’re not sure if these are from shearing or acidic decay. The Thatcher Glass Manufacturing mark likely dates the broken bottle to 1900-1925. Dr. Hervey D. Thatcher was a pioneer in farm-to-table milk processing and delivery and designed the “Common Sense Milk Bottle” that used a cap held in place with a wire fastener.

The smallest bottle held Listerine, the same company making the mouthwash in your bathroom! Listerine was originally developed as a surgical antiseptic in 1879 and then became available over the counter in 1914. Learn about the history of Listerine here: listerine.com/about (Scroll down to 1879 to peep a bottle that looks just like ours!)

Our last bottle is a little plain, but still loveable! The front says “ONE PINT;” the bottom has an embossed maker’s mark for F.E. Reed Glass Co., in operation from 1923-1956. We’re still not sure what the bottle was used for, but it may have been used for beer, soda, mineral water, or medicine.

Want to get really nerdy?

Have some antique glass bottles of your own?
Check out the Society for Historical Archaeology’s
historic bottle website: bottleinfo.historicbottles.com



AWARD
NOMINATIONS
WILL OPEN
IN JANUARY

RECOGNIZING PROJECTS
THAT FURTHERED PRESERVATION
IN BUNCOMBE COUNTY

THURSDAY, MAY 21 AT THE HIDEAWAY

32 Grail Wins at Parade of Homes Gala Awards

We are excited to announce that our rehabilitation project at 32 Grail Street was awarded at the 2025 WNC Parade of Homes Awards Gala! PSABC and the Asheville Buncombe Community Land Trust took home the award for Housing Affordability for the “East End Revitalization” project.

We would like to thank our partners at Reems Creek Construction and Restoration and the Asheville Buncombe Community

Land Trust, as well as the Builders Association of the Blue Ridge Mountains and the WNC Parade of Homes for their recognition. This project would not have been possible without the financial support from Asheville City Council in July, and the support and advocacy work from the East End/Valley Street Neighborhood Association throughout the entire project.

Thank you for preserving with us!



FROM LEFT TO RIGHT: Anna Zuevskaya, Kit Molina-Nauert, John Olup, Jessie Landl, Jamil Harrison, Renee White, Joe Archibald

BUNCOMBE BOOGIE

50TH Anniversary
Kickoff Party
Saturday, January 31ST
Circa 29
at S&W Cafeteria

Be sure to sign up for our email list for this dance party in the heart of Asheville

Corner Kitchen Awarded \$50,000 from National Trust for Historic Preservation



In September, Corner Kitchen in Biltmore Village was named by the National Trust for Historic Preservation as one of 50 small historic restaurants across the country to receive a \$50,000 grant from the Backing Historic Small Restaurants fund. These grant funds support Corner Kitchen’s massive rehabilitation following the devastation wrought by Hurricane Helene.

Corner Kitchen began cleanup and rehabilitation work almost immediately after the storm. In fact, they were among the earliest businesses to apply for and receive a Bricks and Mortar Preservation Grant from PSABC in October 2024.

The process took many months, which owners Joe Scully and Kevin Westmoreland fastidiously documented through reels on their social media pages. The engagement was instant, and their dedication to documenting the rehabilitation process was key to their

successful re-opening. The grassroots support allowed for fundraising opportunities as well as a dedicated clientele who awaited with open arms when the restaurant reopened this past summer.

One of the most touching steps taken by the team in the rehabilitation process was the installation of time capsules within the walls of the building, documenting the business’s 20-year history, the events of the storm, the struggle to clear out the property, and the community that came together to bring them to the completion of the project. Items in the capsules included everything from original recipes to a mud-soaked menu from the shadowbox outside when Helene struck.

After nearly a year of hard work, Corner Kitchen proudly opened its doors to the public on August 11, 2025. In a social media post, the team shared that the newest iteration of Corner Kitchen is “filled with new stories, hidden time capsules in the walls, and still, at its core: welcoming, nourishing, familiar, and home.”

Gertrude S. Carraway Award of Merit presented to PSABC

We were deeply honored to be recognized at the 2025 North Carolina Preservation Awards!

FROM LEFT TO RIGHT: Chelsea Freeland, Lauren Henry, Josi Ward, Jamie Moody, Jessie Landl, Catherine Amos, Amy Hornaday, Dale Slusser and Benjamin Briggs, President/CEO of Preservation NC.

In October, Preservation North Carolina hosted their 2025 Annual Conference in Asheville. We met with colleagues from around the state, and were able to share our experiences from the past year. The Preservation Society of Asheville and Buncombe County was awarded the Gertrude S. Carraway Award of Merit for our response and recovery work following Hurricane Helene.

This award was named in honor of the late Dr. Gertrude S. Carraway, a noted New Bern historian and preservationist. Presented since

1974, these Awards of Merit “give deserved recognition to individuals or organizations that have demonstrated a genuine commitment to historic preservation through extraordinary leadership, research, philanthropy, promotion, and/or significant participation in preservation.” Our Board and staff extend our sincerest gratitude to Preservation North Carolina for the recognition, and to all who have supported our work post-Helene. Our response would not have been possible without the support of our members and our community. Thank you!

FOR THAT PRESERVATIONIST IN YOUR LIFE, OR YOURSELF

Get yours at the QR or come by the office and leave feeling a little warmer.

PSABC Awarded \$5,000 by the National Trust for Historic Preservation!

Following Hurricane Helene, PSABC began a volunteer-led form and photo survey of historic properties throughout the county to get a sense of where grant funding and technical expertise might be most useful. The survey developed a data set of approximately 1,200 historic buildings, both residential and commercial, in the affected flood zones. PSABC is working to compile the survey data into a publication to be housed with Buncombe County Special Collections as part of their

“Come Hell or High Water” collective memory project. These photos and data comprise the first systematic historic building survey of the Swannanoa River Valley, in addition to documenting the types of damage that affected the historic landscape during the storm, including flooding, secondary humidity damage, falling trees and mudslides.

This generous support from the National Trust for Historic Preservation will allow us to complete this project by early next year.



TIME TRAVELING GALA

SAVE THE DATE

DETAILS IN THE SPRING

SATURDAY SEPTEMBER 26, 2026

THE STORY OF 227 EDGEWOOD ROAD

Trolleys, Towers, Fruits & Friends



By Dale W. Slusser
Architectural Historian

One house can reveal a larger story than just its own. So it is with the historic house (now church) at 227 Edgewood Road. The arrival of the railroads to Asheville in 1880 brought a sudden influx of people, both visitors and new residents, to the mountain city. Suddenly, Asheville had an internal transportation problem. Visitors getting off the comfortable trains at the depot were greeted by buckboard wagons or horse carts to transport them and their accoutrement to their accommodations. To solve the transportation problem, The Asheville Street Railway Company was chartered in 1881, primarily (or at least initially) to provide transport from the depot up the steep long grade to Center Square (now called Pack Square). However, because establishing and constructing a railway system required lots of money and cooperation between city officials and property owners for the necessary “right-of-ways”, the 1881 charter was only the first of several failed attempts to establish a trolley system in the burgeoning city of Asheville. It was not until February 1889 that the first trolley system began operation in Asheville. The building and growth of Asheville’s trolley system contributed to the eventual building of the house at 227 Edgewood Road.

Asheville, North Carolina, founded in the 1790’s in the mountains of Western North Carolina, remained remote and rather inaccessible well into the latter half of the nineteenth-century. And although promoted as a “health resort”, beginning in the 1830’s, Asheville’s population by 1880 was still only 2,616.¹ But all that remoteness changed suddenly in 1880, when the Western North Carolina Railroad, which had been in the planning and construction stages for many decades, was finally completed to Asheville (from the east). This was shortly followed by the completion of the WNCRR line to Tennessee (connecting Asheville to the west and north), and by 1886 the completion of the Spartanburg and Asheville Railroad connected Asheville to the south.

The arrival of the railroads brought a sudden influx of people, both visitors and new residents, to Asheville. Suddenly, Asheville had an internal transportation problem. Visitors getting off the comfortable trains at the depot were greeted by buckboard wagons or horse carts to transport them and their accoutrement to their accommodations. To solve the transportation problem, The Asheville Street Railway Company was chartered in 1881, primarily (or at least initially) to provide transport from the depot up the steep long grade to Center Square (now called Pack Square). However, because establishing and constructing a railway system required lots of money and cooperation between city officials and property owners for the necessary “right-of-ways”, the 1881 charter was only the first of several failed attempts to establish a trolley system in the burgeoning city of Asheville. It was not until February 1889 that the first trolley system began operation in Asheville.

The full story of the building of Asheville’s “street railway” (trolley) is told elsewhere² and is beyond the purview of our story of 227 Edgewood Road. However, once in operation in 1889, the newly established trolley system, which was the first electric railway system built in North Carolina, and the second system built in the south (preceded only by Richmond, VA), immediately began to expand with the building of new lines to other parts of the city besides Center Square. The building and growth of Asheville’s trolley system contributed to the eventual building of the house at 227 Edgewood Road.

The arrival of the trolley system, aided in the establishment of Asheville’s first suburban neighborhoods, to meet the housing needs of its growing population. “Doubleday’s Addition”, was one of, if not the first of Asheville’s “suburbs”, preceding the opening of the trolley system. In 1882, Asheville newcomer, Ulysses Doubleday, the brother of famed baseball “inventor” Abner Doubleday, had purchased a 60-acre tract of land on the northern city limits. This land was part of the William Augustus Patton estate.³ Doubleday, who also was a business owner and partner with George F. Scott of the Asheville Lumber Company, immediately began to sell lots in his new subdivision. However, uniquely every lot that Doubleday sold, he

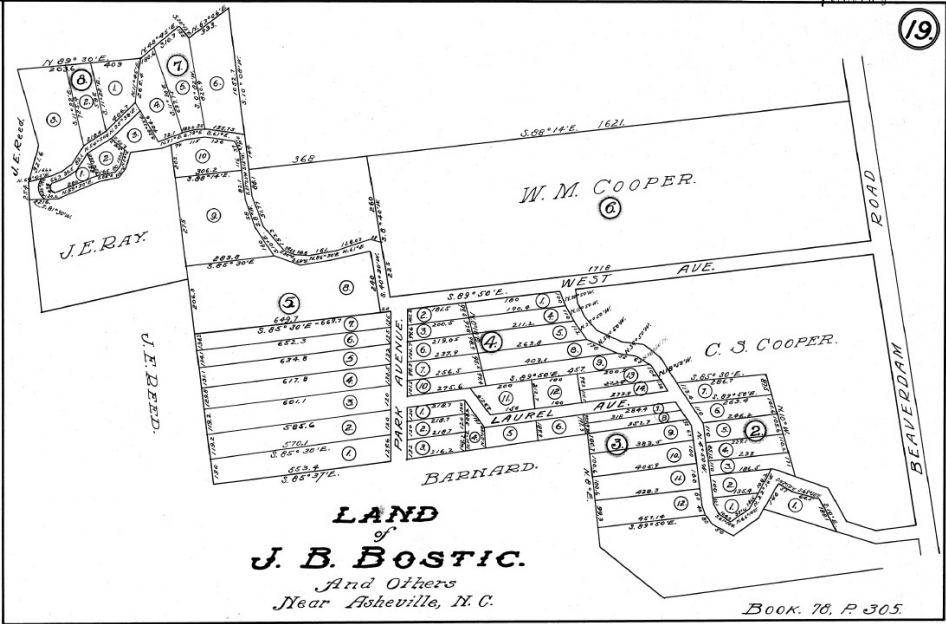
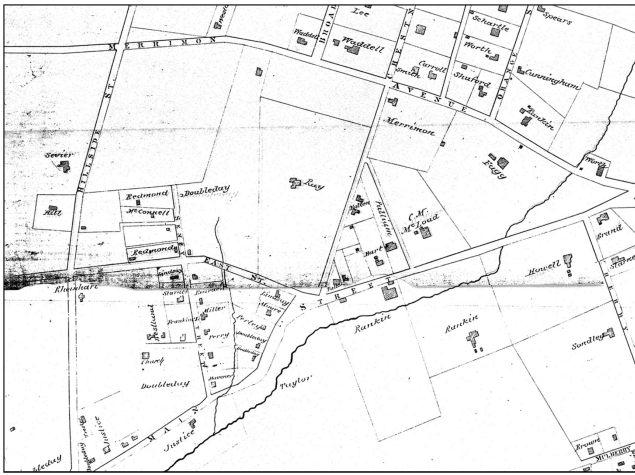
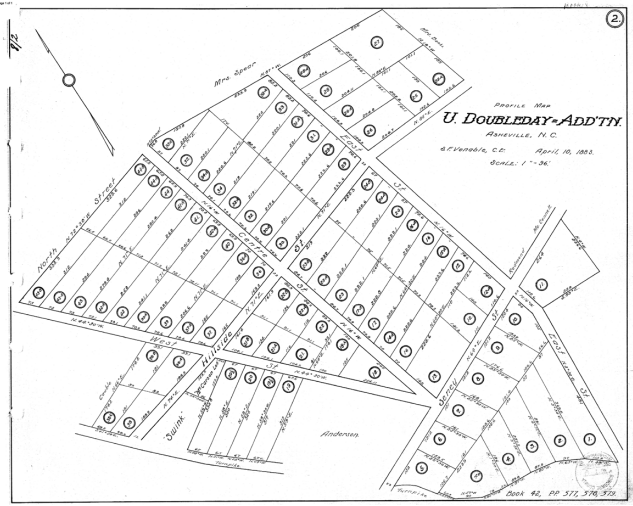
also sold the lot with an agreement that he would build the house on the lot, for which the buyer would take out a promissory note (from Doubleday) to pay for. Being the owner of a lumber and millwork business, Doubleday was able to act as both a real estate developer and contractor. An 1886 map of Asheville shows that Doubleday had already, by then, built over a half-dozen houses in his new suburban development. The homeowners shown on the map: Havener, Moore, Perry, Lindsay, Miller, Bearden and Franklin had all purchased Doubleday lots with Doubleday-built houses.

“ANOTHER ELECTRIC RAILWAY” was the subtitle for the newspaper report following the April 17, 1891 meeting of Asheville’s board of alderman in which C. E. Graham “asked permission to connect an electric railway with the Asheville street railway from the present terminus at North Main street, running to Fenner Mountain, by way of East Street”.⁴ This new railway, proposed by C. E. Graham, was referred to (though not officially named as such) the “East Street Railway” or the “Lookout Mountain Railway”. This newly proposed railway was to run directly to and through the Doubleday Addition.

This new electric railway was neither initiated by nor owned by the Asheville Street Railway but instead was owned and initiated by a group of investors, headed by real estate investor, J. B. Bostic. John Baxter Bostic, a businessman from Shelby, NC, had moved to Asheville in 1887 and had established a vibrant real estate business.

In a shrewd business move, Bostic had formed his own railway company with a small syndicate of investors, C. S. Cooper, D. D. Suttle, and himself. These investors were not only “owners of the road”⁵, but also partners in a large real estate investment in a new development property which they had strategically purchased the year before, to be the terminus of the new railway line. “TO FENNER MOUNTAIN”, announced the April 8, 1891 edition of the Asheville Citizen-Times, “*The Street Railway To Be Extended To That Point*”.⁶ The article went on to report that “*J. B. Bostic and D. D. Suttle, of Asheville, and W. M. Cooper, of Statesville*” had just recently purchased “Fenner Mountain” and have already “*set about improvement of their purchased property and have just perfected arrangements by which the street car line will be extended to that point*”.⁷

The property referenced in the April 1891 article, was the former 70 acre farm of Rev. J. S. Burnett in Raymoth (aka Woolsey), on the west side of Beaverdam Road (Merrimon Avenue) just north of the Asheville city limits, which had been purchased jointly by J. B. Bostic and D. D. Suttle in April 1890, a year before the railway announcement.⁸ “NORTH ASHEVILLE PARK”, suggested the reporter in the April 4, 1890 edition of the Asheville Citizen-Times, should be the name given to the property recently purchased by a “*syndicate of gentlemen, at whose head is Mr. J. B. Bostic*”⁹ The article further reported that the developers’ plans for the property was to “*lay it out in five and ten acre tracts and sell it to*



ABOVE Cabinet card view of an Asheville trolley car surrounded by passengers. Labeled "Asheville and Vicinity" and "Western North Carolina Views,"- Buncombe County Special Collections, Pack Memorial Public Library, Asheville, North Carolina.

PLAT 1 Doubleday U Addition Plat East & Seney Streets Db. 8/2. -Buncombe County Register of Deeds

PLAT 2 1886 map shows property owners of each tract of land in the city of Asheville. - Buncombe County Special Collections (Asheville, NC).

PLAT 3 J. B. Bostic and Others -Plat Beaverdam Road July 08, 1891 Db. 8/19. -Buncombe County Register of Deeds.

desirable parties for suburban residences”.¹⁰ It was further announced that the development would have “two avenues” which would run from the city limits north to Woodfin Mountain (aka Fenner Mountain or Lookout Mountain), and that at the “apex” of the mountain a pavilion would be erected “for the use of the residents and for dance and picnics”.¹¹ Bostic’s new development, which never adopted the reporter’s suggested name, was just north of the Doubleday Addition, just above the Reynolds & Atkinson development which bordered the Doubleday Addition on its north side, just outside the city limits.

Speaking of the Reynolds and Atkinson development, in June of 1890, just after purchasing the “North Asheville Park” property, J. B. Bostic and other investors, C. M. McLoud, P. F. Patton, D. C. Waddell, W. W. Barnard, C. E. Graham, and J. M. Ray, purchased a \$100,000 “interest” in the Reynolds & Atkinson development, through which their later proposed “East Street Railway” would traverse.¹²

Final approval for the new East Street Railway, was finally granted by the Board of Aldermen in early May of 1891, but only after the railway company had agreed to widen the streets on which they would run their tracks. This is probably the reason

that J. B. Bostic’s property (purchased in 1890) was not officially platted until July of 1891.¹³ The plat shows the subdivided lots along with names on lots of those who had already invested in the property. The name “Barnard” shows on the plat as an adjacent property owner on the south. J. H. Barnard (Joseph Hicks Barnard), a local and not to be confused with J. H. Barnard (John Hall Barnard), who was then the superintendent of the Asheville Street Railway, had purchased his 60-acre property in 1885.¹⁴ Barnard Avenue was named after him. C. S. Cooper was already living on an adjacent property where he had erected a residence in 1888,¹⁵ but he had purchased a ¼ interest in the property development in May of 1890.¹⁶ W. M. Cooper’s name shows on the plat as well. W. M. Cooper of Statesville, NC, who was the brother of C. S. Cooper, had purchased two parcels on the southside of Fenner Mountain, in the Bostic development, in March of 1891.¹⁷ It was on the W. M. Cooper lands that the house at 227 Edgewood Road would eventually be built.

Construction of the East Street Railway began on May 22, 1891. The Asheville

continued on the next page

The Story of 227 Edgewood Rd. continued from page 4

Street Railway , which had leased the right-of-way from the East Street Railway, did the actual construction of the new line.¹⁸ The announcement of the start of construction also came with the announcement that, along with the right-of-way, the Asheville Street Railway had also leased a ten-acre site at the terminus of the new line (Fenner/Lookout Mountain) “to construct a park, lawn tennis, etc.”¹⁹ The East Street line of the Asheville Street Railway, from N. Main Street (now Broadway) to Lookout/Fenner Mountain was officially opened on Friday, July 10, 1891.²⁰ However, plans for the construction of a park at its terminus were put on hold.

As construction of the new East Street railway (trolley line) began, J. B. Bostic and his syndicate, continued to advertise and sell lots in his new development. On July 3, 1891, it was reported that Bostic had sold lots to: J. A. Nichols, W. T. Waltsler, Mrs. L. A. Finley (two lots), W. M. Clarke, Prof. P. P. Claxton, H. C. Long, and Col. J. M. Ray.²¹ Although it was reported that all the new lot owners intended to build residences on their acquired lots, very few houses were actually built.

In the summer of 1892, Otis A. Miller, who was then developing the town of “Skyland” south of Asheville, decided to join in the development of Bostic’s Fenner/Lookout Mountain property. In August of 1892, Miller purchased a block of lots on the east side of Park Avenue in the Bostic development from H. C. Long.²² Long had originally purchased the block from the Bostic syndicate the year before. Within the ensuing month, Miller purchased additional blocks and parcels of land from the Bostic development.²³ Although Miller had purchased a few lots on the east side of the development, along the railway car line, Miller had managed to purchase almost the entire western and northwestern portion of the Bostic development, which he immediately formed into his own subdivision, which he named “Cavalier Heights”.²⁴

Just as he had done in Skyland, Otis Miller planned on not only developing his property into residential lots, but he also planned on constructing a luxurious hotel atop Lookout Mountain, to be called “Cavalier Castle”.²⁵ On August 30th, 1892 it was announced that Otis Miller was “about ready” to begin construction of “his private residence and stables” on his Lookout Mountain property, and also that construction on his new hotel, “Cavalier Castle”, was “to begin in two weeks”.²⁶ Miller built his private residence on the southside of Lookout Mountain on “Lot 8 of Block 6”, which was bordered on the south and west by Barnard Avenue, on the north by the Fenner lands, and on the east by the W. M. Cooper lands. This site is now addressed as 255 Barnard Avenue and is the site of a modern apartment complex. Miller named his new residence “Bonnycastle”. A vintage photo of Bonnycastle shows that it was three-stories high with a four-story tower/turret, and a two-story open side porch with round arched openings. Using materials which appear to have been stone and wood-shingles, combined with its numerous turrets, Miller’s new residence was truly a castle on the hill.

By 1894, with sales of lots in “Cavalier Heights” having been slim, it was clear that Miller had over-invested. The first of numerous subsequent defaults came in September of 1894. It was then, at public auction that O. D. Revell purchased four valuable lots from Otis Miller’s trustee, J. G. Merrimon.²⁷ The four lots (lot 10 Block 5, lots 1 & 3 of block 7 and lot 1 of block 8) were the upper most lots of Miller’s, and I believe them to have been the location of his proposed “Cavalier Castle” hotel. Fortunately, for the present, “Bonnycastle” remained in Miller’s ownership, although he soon began to take in boarders to help defray its costs.²⁸

Otis Miller was not alone in overinvesting. In 1892, the Asheville Street Car Railway went into receivership, with Lewis Maddux being appointed as its receiver.²⁹ Under Maddux’s leadership, in 1893, the company was reorganized as the Asheville Street Railroad.³⁰ Unfortunately, the Asheville Street Railroad couldn’t make a go of it either, and in 1895 it too went into receivership, with the court appointing J. E. Rankin as its receiver.³¹ Rankin immediately began making improvements and finding ways to make the line more profitable. To that end, in May of 1896, the Asheville Citizen-Times made the following announcement:

Receiver, J. E. Rankin of the Asheville Street Railroad company, in carrying out his plans for the improvement of the lines under his control and furnishing attractive rides for the patrons of the road, has developed the idea of a park at the terminus of the Lookout mountain division. For two weeks a force of men under E. P. Hart, superintendent of the construction forces has been busy clearing the ground and erecting buildings necessary to carry out the plans. The resort, for such it will undoubtedly become, has been christened Lookout Park. It lies immediately west of the car line and comprises a tract of eight acres. The undergrowth has been cleared away, leaving a grove of shade trees. A pavilion 30 x 40 feet has been erected, and will be used for dances and entertainments. Four large swings depend about the grounds, while benches are arranged under the trees for the comfort of the visitor. Cool water is to be had from a well near the pavilion. The rounds are to be beautified by flowers and plants.³²

The newspaper went on to announce that Lookout Park had been leased to Charles Evans, of Indianapolis, “an experienced man in amusement enterprises”, who was planning to have daily band music in the pavilion with Sunday concerts, a pony track, refreshment stand, and a merry-go-round. Additionally, Evans planned to have vaudeville entertainment at the park as well.³³

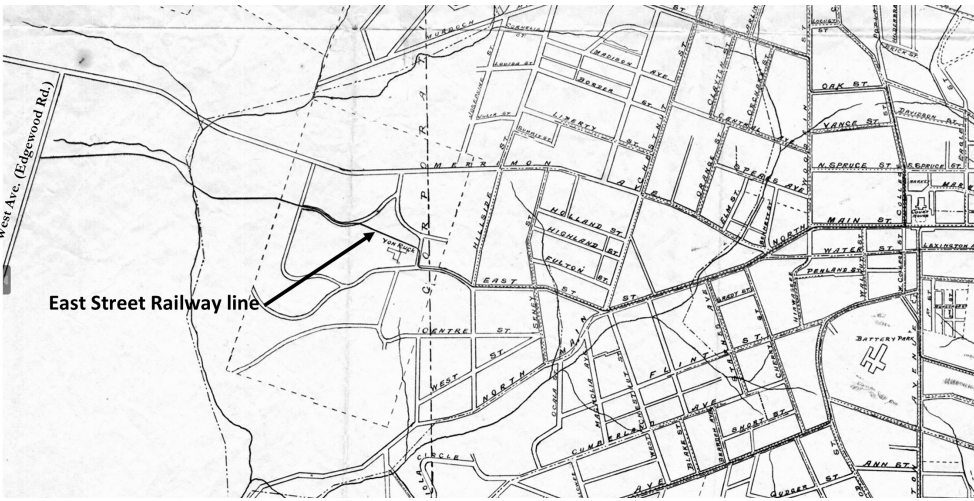
Lookout Park, was reported to “lie immediately west of the car line”³⁴, which I believe to have been where now is site of the house at 227 Edgewood Road. Evidence for my assumption is supported by a statement given in 1896, where C. S. Cooper, a major landowner along the line, told an Asheville Citizen-Times correspondent that receiver Rankin had come to Cooper “to get permission to use the grounds for park purposes”. The eight-acre site for the park was no doubt part of the land that was owned by Cooper’s out-of-town father. At the time, Bonnycastle would have overlooked the park from the northwest.

Lookout Park formally opened on May 28, 1896, “to the accompaniment of speechmaking and music”.³⁵ The park soon became a popular summer resort for local citizens and tourists. Touring Vaudeville acts, band concerts, “moonlight excursions” (of course the park had electric

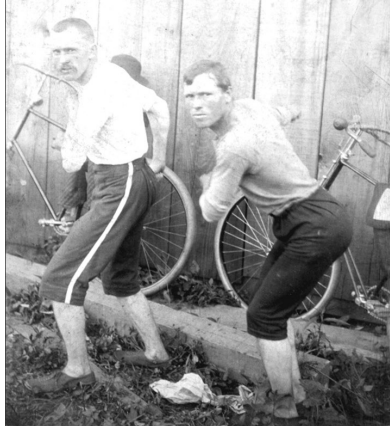
lights), balloon ascensions, and bicycle races became regular features of the park. Two vintage photos from 1897-1898 show bicycles and bicyclists at Lookout Park. The two vintage photos (c. 1897-1898) which are labeled, “from July 4th or Labor Day” at “Lookout Park on Chatham Rd” show men preparing for bicycle races.³⁶

Notable were the “balloon ascensions” that would be held at the Park. A 1900 advertisement, which is accompanied by an appropriate sketch, gives us an “EXPLANATION” of the event: “When the balloon is ready to go up there is a cannon attached to the bottom of it- just as shown by the above cut- and the man and his parachute are loaded into the cannon, and when the balloon reaches the height of two thousand feet the man and his parachute are fired out, as the cut shows above.”³⁷

A newlywed named Margaret Sloan had married in Asheville and while visiting Asheville in 1900, she noted in her daybook (diary) on July 20, 1900: “Mr. Rufe, Willard and I went to Lookout Park tonight to a vaudeville performance and for a change it was good, we had some splendid well water and a jolly good time. Mr. Bryant treated to cream [ice cream] and chaperoned us royally.”³⁸ The Vaudeville performance that Sloan had seen was an acrobatic performance by “Muller & Poole”.³⁹ The performance she saw included: a “horizontal bar act” by brothers W. E. & Carl Muller and Poole, a clown act by Carl Muller, a con song by Sam Weldon, Larry Ketrick imitating several comedians, and ended with W. E. Muller and Poole doing an “acrobatic turn”.⁴⁰ The performers were “hometown” boys, Carl Muller, his brother W. E. (Eugene) Muller and J. B. Poole.⁴¹ The Muller brothers were called to Europe in 1908 to



A POPULAR ATTRACTION.
Lookout Park Draws a Large Crowd of Asheville People.
Lookout Park yesterday and last night was a popular spot for Asheville people who wanted to spend an hour or two away from the bustle of the city. In the afternoon the attractions at the Park included orchestra music, a fine exhibition of club swinging by Harry Monroe, and singing and dancing by local colored talent.
In the evening there was a dance at the pavilion, and a large crowd went out to enjoy the occasion. Good order prevailed throughout.
Cars on the Lookout mountain division ran until after 11 o'clock to bring home the crowd. During the day and night Conductor W. R. Hough on car 14 collected 994 fares. Conductor W. H. Hough, with car 13, ran on this line after 9 p. m. and collected 143 fares, making the total 1137.



TOP Map of the City of Asheville, 1900, made for H.F. Grant & Son Real Estate Agents. Buncombe County Special Collections (Asheville, NC).

MIDDLE LEFT Bonnie Castle [SIC -Bonnycastle]-, Built circa 1890, destroyed by fire in 1910. (Woolsey, Buncombe County, North Carolina.- donor, James Walker. - Buncombe County Special Collections (Asheville, NC).

MIDDLE RIGHT Asheville Citizen-Times, May 22, 1896, p. 1

BOTTOM "July 4th or Labor Day" shows three men preparing for bicycle races at "Lookout Park on Chatham Rd" (in Woolsey). Identified: S. I. Bean (far right) and Mr. H. Hearn (2nd from left). Photo by A.B. Pope of Asheville; and Image# B316-8 -Samuel Isaac Bean, Jr. (left) and another man preparing for a bicycle race at "Lookout Park." - Buncombe County Special Collections (Asheville, NC).

perform, and later Eugene Muller got a professional job with the “Keith Circuit”, a chain of vaudeville theatres across the U.S.⁴²

As the turn of the twentieth-century dawned, dramatic changes were to come for Otis Miller, the East Street Railway and Lookout Park. First, in May of 1898 most of the remaining Cavalier Heights/ Otis Miller property was foreclosed on, including “Bonnycastle”.⁴³ But instead of a proposed sheriff-sale, Miller forfeited the property back to Bostic and his syndicate in September of 1898.⁴⁴ However Otis Miller was not ready to leave Lookout Mountain any time soon, as not only had he retained his 1892 property (Lot 2 of Block 7) on Lookout Road, but in late 1898 he re-purchased an adjacent parcel to the north (Lot 1 of Block 8), which he had forfeited to the Bostic syndicate a few months earlier.⁴⁵ Although the deed was not registered until 1901, in December of 1898, a small transfer notice was given in the newspaper: “To Otis A. Miller, four acres on top of Lookout mountain which will be improved”.⁴⁶ Less than a month later Otis Miller announced his plans to build a 75-foot high observatory on top of his new Lookout Mountain site. At the same time, it was reported that “Mr. Miller is also building a 12-room cottage near the site of the observatory, which will be known as “Cavalier Cottage”, and will be rented as a county summer retreat”.⁴⁷

THE LOOKOUT PARK BALLOON ASCENSION.



The Asheville Times, June 1, 1900, p. 5.

CAVALIER COTTAGE for rent furnished. On top of Lookout Mountain—five rooms, stable, horse and buggy if desired. No finer summer seat near Asheville. Rent low. Otis A. Miller, 37 South Main.

Asheville Citizen-Times, June 9, 1899, p. 4.

Cavalier Cottage was completed and offered for rent by June of 1899.⁴⁸ The cottage was advertised as being “five rooms”, which was half the size of its proposed size. I propose that current house at 30 Lookout Road, which has functioned as a Bread & Breakfast Inn (Bridle Path Inn) for many years, was Miller’s “Cavalier Castle”. The Miller’s sold the property to builder O. D. Revell in 1926.⁴⁹ Revell is thought to have built the house, however, I suspect that although he made some major renovations to the property in 1931, that he started with the original Cavalier Cottage.⁵⁰

Miller’s observatory, which also featured a pavilion and refreshment stand which sold ice cream and drinks, was completed

and opened to the public by July of 1899.⁵¹ Miller installed a “Trieder binocular” at the top of the observatory, that was reported to be so strong that it could “recognize friends six miles distant”!⁵²

Although Otis Miller was able to maintain a presence on Lookout Mountain, J. B. Bostic was not so fortunate, as in 1899, having defaulted on his loan from the Burnett family (which was obtained when he purchased their Lookout Mountain land in 1890), Bostic forfeited his ownership in the development. Being the highest bidder at the courthouse sale in 1899, the Burnett family took possession of the land.⁵³ The Burnett family re-sold the property to C. T. Rawls in 1902.⁵⁴

HILLSIDE PARK
For Colored People
The grounds formerly known as Lookout Park have been engaged, electric lights have been placed on seats and swings will be erected at once. In order to avoid further confusion between Overlook and Lookout, the name will be changed to Hillside Park. Good order will be maintained under the supervision of Deputy Sheriff Jarvis.
JULY 4th IS OPENING DAY!
Music 9-11 p. m. Fireworks 9:30 p. m.

Asheville Citizen-Times, July 4, 1902, p. 3.

A further blow to the Lookout Mountain developments also came in 1902, when the Asheville Street Railway, made the devastating decision to discontinue the Lookout Mountain line. The reason for the closure was never clear to the public, but the decision, as sad as it is to think about today, seems to have centered around a racial issue. “IT IS NOW HILLSIDE PARK”, announced the Asheville Citizen-Times on July 3, 1902, “The well known resort on Lookout Mountain is now being fitted up as a park for colored people and its name has been changed to Hillside Park. There will be music, fireworks, dancing, and refreshments tomorrow night and a large crowd of colored people will doubtless be there to enjoy them.”⁵⁵ At the time (the era of segregation) this looked like a good idea, as not only did the Asheville Street Railroad also have Riverside Park, but also they had recently (1901) connected to Howland’s Overlook Park on Sunset Mountain, which gave them two other parks “for whites only”. Also, there were several African-American neighborhoods near Lookout Mountain.

Three days after the Hillside Park announcement, the Asheville Street Railroad company announced its “intention to abandon the Lookout park route, building a track from the present line which will go east on Seney street and north on Merri-man Avenue as far as Woolsey Hall”.⁵⁶ The ASR company claimed the reason for the closing of the Lookout Mountain line was

continued on page 6



30 Lookout Road by Dale Wayne Slusser, October 2025.

Going for Zero: Continued from page 1

In the preservation world, it's helped a lot of people understand that preservation contributes enormously to sustainability and climate action. Through my connection to Architecture 2030 I've seen how the goals of retaining and reusing existing buildings are gaining attention at the highest levels of international climate discussion. But there is still the idea that we're going to make everything like modern buildings—with triple-glazed windows. Are we going to tear out windows that have stood the test of time and replace them with technology that we'll throw in the landfill in 50 years? We need to be advocates for the long-term value of building materials and systems.

One of the quotes in your book is from Bill McDonough, who reflects on the differences between steamships and sailing ships from a sustainability perspective, noting the efficiencies and benefits of traditional practices. How do you apply that idea to buildings?

Elefante: We need to look hard at the climate standards that are used for building mechanical design. Last week I was at an ASHRAE (formerly American Society of Heating Refrigerating and Air-Conditioning Engineers) committee conference. I am happy to say that they were very interested in hearing a historic building perspective on comfort. Historic buildings were designed around occupant operability: they have windows and shutters and awnings and curtains that open and close. Modern practice is to seal up entire buildings and operate them at one temperature and humidity setting all year long. It requires energy

use, and carbon pollution, regardless of exterior conditions. And medical science is beginning to understand how this simplistic idea about comfort affects our metabolism and health.

Does preservation practice need to change for us to help solve the challenges we face?

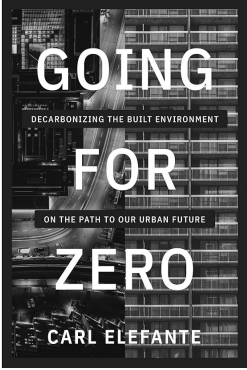
Elefante: Even the preservation world has a modern era bias to it. By that I mean that we're too often thinking of buildings as artifacts, preserving buildings to a former glory they never had. They're not ceramics displayed on a shelf. They have to work for a new generation of users during a new era with different demands. Buildings have always adapted over time, over centuries. Go to Rome, go anywhere where you can see centuries of living. People have adapted buildings to make them useful, livable and comfortable generation after generation. That is what it means to live in buildings. We have to allow them to change, not freeze buildings in amber.

Any final thoughts?

Elefante: We have a lot of important work to do together. Let's look at the climate imperative, the justice imperative, and the urban imperative—the challenges that are literally shaping our century and our world—and rally together. It is our responsibility to express the value of historic preservation. It needs our voices. We cannot expect anyone else to walk into the room and say these things. It's up to us.

Huge thanks to The National Trust and Jim Lindberg for allowing this reprint.

Purchase your copy of Going For Zero at Bookshop.org



PERMANENTLY PROTECTED E.D. Weaver House



Built in 1895, the E. Douglas Weaver home has been in the Weaver family for more than 3 generations. Ethan Douglas Weaver built the two-story, 10-room farmhouse for his wife and children on the property located just off Monticello Road in Weaverville. The historic barn (including its original hen boxes!) as well as the beautiful magnolia tree in the front yard will be included in the protections. We are thrilled that this beloved family home will now be safe from development pressure, and permanently protected!



PSABC
HOLIDAY
PARTY

ZEALANDIA

DECEMBER 11

JOIN OUR EMAIL LIST TO MAKE
SURE YOU DON'T MISS ANYTHING
PSABC.ORG

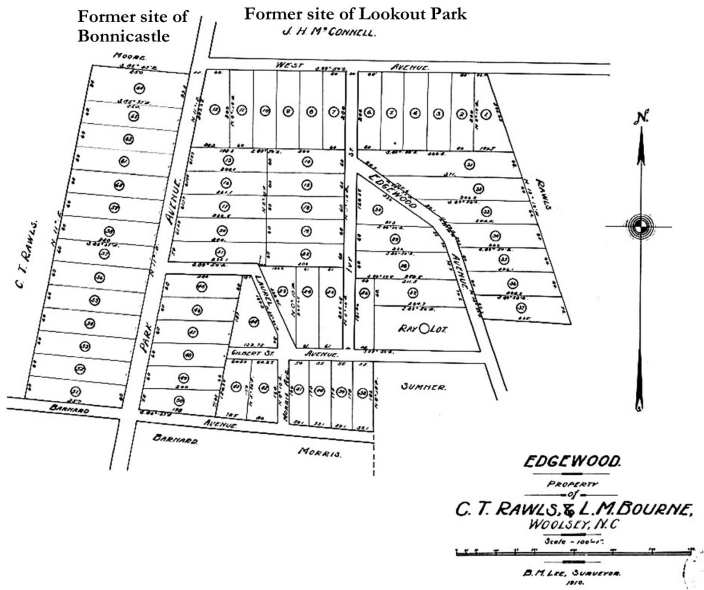
The Story of 227 Edgewood Rd. continued from page 5

that it was no longer “of much profit to the company”.⁵⁷

It took less than a week for the opposition to the park to hit fever pitch. The “citizens of Ramoth (Woolsey)”, who were served by the East Street/Lookout Mountain line, objected to sharing the trolley with “colored people”, who they claimed crowded the cars and refused to give up their seats for white folks.⁵⁸ Therefore the citizens called for the park to be closed and threatened that if it was not closed that the town would not grant a franchise for the trolley to come through their town! On August 11, 1902, the Asheville Electric Company, which had bought out the Asheville Street Railroad, signed a franchise with the town of Ramoth to run their lines through the town to connect to the Weaverville Railway. The deal was made WITHOUT the “clause providing that the negro park be removed from the present Hillside Park and that no negro park be established on the line”.⁵⁹ Kudos to the Asheville Electric Company for not agreeing to remove the park-however, knowing that Raymoth had threatened to pass an ordinance prohibiting the park, they could save face and pass the buck on to Raymoth to deal with the park as they saw fit.

Development on Lookout Mountain resumed in 1910, when C. T. Rawls, who had purchased the residual of the Bostic development from the Burnett family in 1902, partnered with associate L. M. Bourne and had the property re-subdivided and platted. Rawls and Bourne hosted a land auction on August 10, 1910 to kickoff sales. At the auction, which was a big success, forty-four of the fifty-fours lots were sold.⁶⁰ Mrs. T. P. Reynolds was the prize-winner in the name contest, with “Sunrise Park” as her entry.⁶¹ Surprisingly, there is little evidence the name, “Sunrise Park” was ever used for the development. In fact the Rawls & Bourne plat shows its name as “Edgewood”.

Although not recorded until 1910, in 1908 J. H. McConnell purchased a six-acre (5.6 actual) parcel from the estate of W. M. Cooper.⁶² William M. Cooper, who died in 1907, had purchased two large tracts on the



LEFT 1910 C. T. Rawls & L. M. Bourne PLAT WOOLSEY NC Db. 154/63. - Buncombe County Register of Deeds.

RIGHT TOP Current day Windsor Hotel. Photo: windsorasheville.com

RIGHT BOTTOM J. H. McConnell Residence-“Residence for J.H. McConnell- Woolsey- NC -Front, dated Feb. 1909”. Image# RS0567.1- The Richard Sharp Smith Architectural Drawing Collection is owned by and housed at the Asheville Art Museum. Digital copy courtesy Buncombe County Special Collections (Asheville, NC).

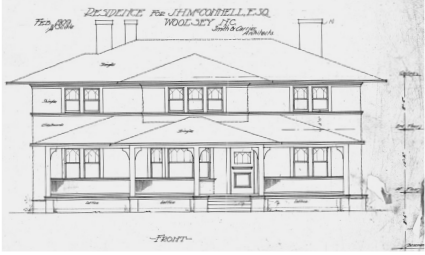
northside of West Avenue (now Edgewood Road) from J. B. Bostic in 1891. “J. H. McConnell” was James Harvey McConnell, a partner with his brother, W. C. McConnell of McConnell Brothers, a wholesale fruit and produce company. W. C. McConnell started the business in Asheville in 1884, and J. H. McConnell joined him in 1892, when the name was changed to McConnell Brothers.⁶³ The McConnell Brothers had been in various locations in Asheville over the years, but in 1906 they partnered with J. D. Nelson and others in erecting the “Nelson-McConnell Building” at the southeast corner of N. Main Street (now Broadway) and E. Walnut Street.⁶⁴ The building that was numbered 34, 36, & 38 N. Main Street is still standing today and known as The Windsor Hotel.

Shortly after buying his Edgewood Road property, J. H. McConnell commissioned architect Richard Sharp Smith to design a large residence. The extant drawings, now housed at the Asheville Art Museum, and dated February 1909, show a two-story English Arts & Crafts style house with

clapboards on the exterior of the first floor with wood shingles on the second floor divided by a molded belt-course.⁶⁵ The simple boxed porch posts with curved brackets and the diamond-rectangular window muntins are distinctive R. S. Smith features. The large house was designed with five bedrooms, all on the second floor.

The new house was completed and the family, which then consisted of J. H. & Ella and their five children (ages 3-12 yrs. old), settled in by May of 1910.⁶⁶ The McConnells established a mini country estate from which they sold White Leghorn chickens, openington eggs (brown eggs) “for hatching”, and “Indian runner” ducks.⁶⁷ They even raised and sold pigs!⁶⁸ Over the years the house was a place of numerous Sunday class outings, as the McConnells were active members of First Presbyterian Church, Asheville.⁶⁹

J. H. McConnell died in August of 1936⁷⁰, and a few months later, on October 23, 1936 Wachovia Bank & Trust foreclosed on the property at 227 Edgewood Road, as



the McConnell’s had defaulted on a 1931 loan.⁷¹ Despite being owned by the bank, Ella McConnell and her daughter Bess McConnell (now a noted interior designer) continued to live in the house until Ella’s death in 1945.⁷² Although the house had been purchased out of foreclosure by the McConnell’s out-of-town son, Robert P. McConnell, Bess McConnell (Robert’s sister) moved out of the house, and it was turned into a two-unit rental.

The house at 227 Edgewood Road remained a two-unit rental until 1956, when Robert McConnell sold the family home to Maurice W. & Marion Ellis in August of that year.⁷³ The Ellis family only owned the house for four months, selling it in December of 1956 to Eugene L. Edwards and his wife Bobbie.⁷⁴ The Edwards family (multiple generations) owned the house for almost thirty years until selling the house in the Fall of 1985 to the Religious Society of Friends (aka Quakers).⁷⁵

Prior to purchasing the house at 227 Edgewood Road, Asheville Friends Meeting’s realtor, Ben McKenzie filed for a conditional use rezoning in order to use the residence for a Meeting House.⁷⁶ However, by mid-October 1985, the Asheville Friends Meeting were able to move from their South French Broad YWCA location to the house at 227 Edgewood Road. Although the property has been reduced in size from the McConnell’s original 5.86-acre estate, under the stewardship of the Asheville Friends Meeting, the house itself has retained its historic character and still would be recognizable to James Harvey McConnell. ☺

All citations and photo credits can be found on our web site psabc.org

ANNOUNCING FALL 2025 GRANT AWARDEES

From Big Ivy in the North of Buncombe County, to Montreat in the East, and places in between your grant support has helped many neighbors in their efforts to support historic preservation in their communities. We are proud to announce this round of grant awardees. To learn more about our grant program please visit psabc.org/preservation-grants.

HISTORIC STUMPTOWN NEIGHBORHOOD ASSOCIATION

The Historic Stumptown Neighborhood Association is working to build an archival collection of digital materials that document the history and heritage of Stumptown and Black Montford through the creation of the Stumptown and Black Montford Digital Collection (SBMDC). The SBMDC will include photos, newspaper clippings, historic deeds, and other ephemera, crowd sourced from residents and descendants during ongoing preservation efforts by Garnet Prose + Projects and STM Multimedia in partnership with the Historic Stumptown Neighborhood Association and the Montford & Stumptown Fund of the Asheville-Buncombe Community Land Trust (ABCLT). Public Historian Emily Cadmus will spearhead the digital collection.



Historic Stumptown Neighborhood Association. Photo Benjamin Porter



Presbyterian Heritage Center



Historic Weaverville Colored School

PRIVATE RESIDENCE - EAST END/ VALLEY STREET

This 1910 home sustained roof damage during the storm, which caused significant water intrusion. According to the homeowner, *“There are 9 leaks in the house at last count. Damage was from heavy rain (15” within 24-30 hours).”* Grant funds will go toward roof repairs, and removing damaged and rotten materials in the structure.



Private Residence -Swannanoa



Big Ivy Historical Park

PRESBYTERIAN HERITAGE CENTER EXECUTIVE DIRECTOR ANNE CHESKY

The Presbyterian Heritage Center was awarded funding for their Montreat History Trail project. Montreat history has been collected and treasured for more than 80 years by the PHC and its predecessor, the Montreat Historical Society, but all of the history is contained in the center’s facilities. Montreat is a walking community—Every day, people walk by historical locations not knowing that it was the first livery stable, or the site of a hotel destroyed by fire, or the now defunct golf course, and so much more. The Montreat History Trail will take people on a route to locations throughout the Town. Historical marker kiosks will offer an image of what was on the site and a brief description.

Executive Director Anne Chesky writes, *“Our hope is that the impact of the project will stimulate greater understanding of and appreciation for the rich history of Montreat and the cove in which it is situated. The project will touch on many of the physical, religious, cultural, and social changes including its architectural heritage; unique uses such as an orphanage, camps, conference center, and an internment center during WWII; fires and floods; bankruptcy; and much more. Yet through it all, the real story is that Montreat has survived and thrived in its quiet, pristine cove of east Buncombe County providing a place of rest and reflection for all who come.”*

HISTORIC WEAVERVILLE COLORED SCHOOL

This project will create two interpretive history panels to be installed inside the Historic Weaverville Colored School

(HWCS), which is a PSABC easement property. One panel will address community history, and a second panel will focus on the education of Black people in this area during segregation. According to Sharon Fahrer, who will create the panels, *“Weaverville’s Black community has historically been invisible or ignored. Visitors from outside the South as well as locals are often surprised that there is such a long Black history in Appalachia. Early settlers to Weaverville brought enslaved people there in the late 1700s. Much of this history, which is an integral part of Weaverville’s history, has never been publicly documented and will educate and enhance the story of Weaverville. At this location, the panels will not only allow Weaverville’s own Black community to honor their past, but document it for future generations.”*

PRIVATE RESIDENCE - SWANNANOA

This home in Beacon Mill Village was flooded over the eaves of the roof. It was then gutted completely and rehabilitation work is underway. The home now has new plumbing, electrical, hvac, walls, flooring, etc. Grant funds will help to address the remaining damage from the storm.

According to the homeowner, *“this home was built in 1927 and is one of the original homes built for the Beacon Mill workers in Beacon Village. This was my father’s home when it was built. It has stayed in our family and is where I grew up and raised my children. During Helene, it flooded up over the eaves of the roof and we had to be rescued by kayaks.”*

ST. MARY’S EPISCOPAL CHURCH

St. Mary’s Episcopal Church was built in 1914 and has been on the National Historic Register since 1994. The church undercroft was flooded in Hurricane Helene, resulting in considerable damage requiring moisture and mold remediation. The church was awarded funding for the restoration of the floor system, which will repair the original footprint of the historic portion of the building.

In their application, Rev. Dr. Robert Wetherington emphasized that *“this project will enhance our ability to be a neighborhood center. Immediately after Hurricane Helene, St. Mary’s and immediate neighbors organically created a hub for food, goods, water distribution and in doing so created bonds with our neighbors that would be difficult to duplicate in any other circumstance... Our intention is to build on the community that has developed and deepened through the experience of Helene by creating a welcoming space for neighbors to continue to grow the bonds of friendship and shared service, and of support and joy in one another, on a regular basis and in a multitude of ways, such as the monthly community potluck that was begun after the immediate recovery work was done.”*

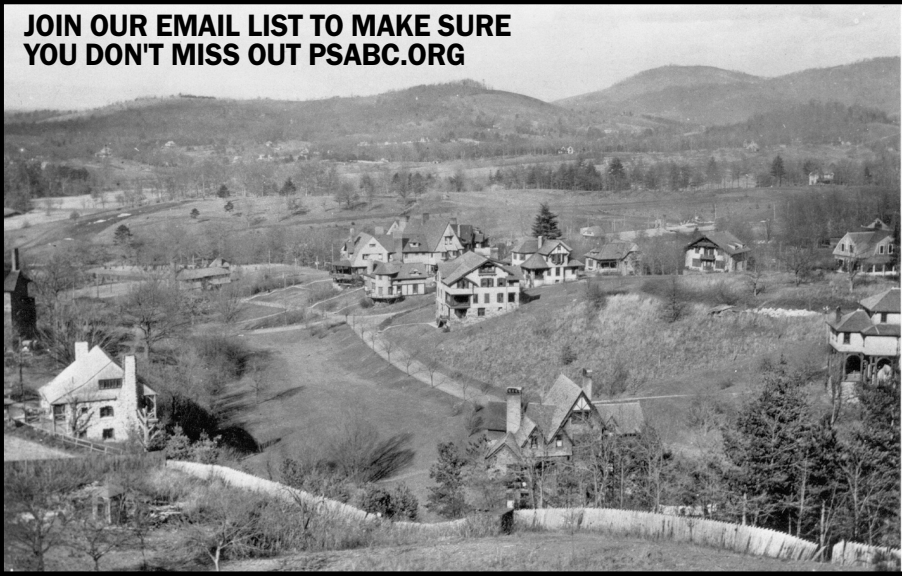
PRIVATE RESIDENCE - SWANNANOA

This home experienced flood damage during Helene, and had to be *“gutted at 4 feet”* to be restored. The log cabin style-structure was built in 1921. Walls, cabinets, and flooring all had to be replaced.

BIG IVY HISTORICAL PARK

The Big Ivy Historical Society and the Big Ivy Community Center are hoping to restore an important piece of community history by rehabilitating the “Captain’s Quarters” of the Civilian Conservation Corps camp. The project to be funded is critical to save this building.

The main goal is to address water intrusion, so as to stop any further damage. Community member Kerry Sherril says that this is the first step of a very large project to restore this valuable piece of history. *“The windows need to be covered immediately, the roof needs to be repaired for leaks, the foundation sills need to be assessed and leaks need to be temporarily remedied. The overall project to fully restore the building includes: assessing the building for issues such as lead, mold, and asbestos, creating a rehabilitation and engineering plan, tearing off the addition in the rear (built in the 1950’s), repairing/ replacing the windows, replacing the roof, restoring the stone fireplace, assessing and repairing the stone foundation, replacing foundation sills, mitigating water flow around the foundation, restoring interior walls to historical accuracy, and repairing plumbing.”*



JOIN OUR EMAIL LIST TO MAKE SURE YOU DON'T MISS OUT PSABC.ORG

COMING UP!

HISTORIC HOME TOUR

ALBEMARLE PARK

FEBRUARY 21 & 22

